

LAND USE

Land use in Jackson County is divided into several categories. The most notable categories include: residential; commercial; and industrial. Approximately fifty percent of the permanent residential development in Jackson County have remained concentrated in the townships of Sylva, Dillsboro, Webster, Cullowee, Cashiers, and Indian Hills. Unfortunately, over 80% of the County's commercial and industrial development is located within these same areas. Sometimes associated with such a large concentration of commercial development is strip-development along the traffic corridors. Dense commercial development along arterials such as NC 107, US 23, US 64, and US 19, eventually leads to poor levels of service. This can be attributed to increased curb cuts for driveways and access points for commercial areas. This must be avoided in order to preserve the purpose of the facility. The conflict between a traffic facility's access control and adjacent development have always presented a problem to local planners. The underlying concept is that local planners must be able to coordinate and balance land use and transportation. If development is allowed to continue without proper planning and regulatory measures, than a community's transportation infrastructure will continue to deteriorate. Poor operational characteristics and the high cost of system improvements could lead to the down fall of a community's transportation system.

The land area for Jackson County is 490.6 square miles. Sixteen percent or approximately 50,500 acres of this total is government owned Outdoor Recreational Land Area. Twenty-four percent (approx. 75,000 acres) is maintained by the United States Forest Service, and six percent is owned by the Cherokee Indian Reservation. The following is an outline of the major land uses in Jackson County. This information was provided by the Southwestern North Carolina Resource Conservation and Development Council.

Total Area	316,800
Total Land Area	314,900
Private Forest Land	194,000
Nantahala National Forest (USFS)	68,300
National Parks:	
Great Smokey Mountains	-
Blue Ridge Parkway	3,600
Tennessee Valley Authority	-
Urban and Built-up Land	19,300
Crop and Pasture Land	27,400

(Sources: Soil Conservation Service)